This strip of residences now adapted for commercial usage is characteristic of the Highlands National Register District. One residence has a single-story brick addition that makes a positive contribution to the streetscape.

The diversity represented here is typical of the Highlands District. Note the detailing. The building on the left has been covered with perma-stone which would have to be removed for a successful tax-act project.

THE HIGHLANDS

The Highlands district is the largest National Register district in the state, and one of the largest in the country. Representing all or parts of seven neighborhoods, the Highlands District is a textbook study of suburban development.

The Bardstown Road/Baxter Avenue commercial corridor serves as the backbone of this largely residential district. Dating to prehistoric times, the route was first officially laid out in 1784. As Louisville grew as an inland port, the pike became a vital connection to the rural inner-state communities. It naturally developed a commercial base, and subsequently a residential attraction. The establishment of Cave Hill Cemetery in 1848 on the northern end, and the attraction in the later nineteenth century of the high east land as a rural retreat from inner-city life caused a natural and methodic development of this area.

Residential structures in the Highlands district range from 1870s Italianate townhouses and modest shotguns to 1920s Colonial Revival and Bungalow residences and 1930s Art Deco apartment buildings. Virtually every style of architecture within that time frame is represented in this district. The demographics are equally as polar, with the more blighted areas located on the northern fringe and some of Louisville's most prestigious neighborhoods found to the south.

Most of the rehabilitation in the Highlands has occurred on the northern end, both by owner/occupants and investors who utilize the investment tax credit. In recent years, the district has experienced significant stabilization. The 1974 tornado, which ravaged adjacent Cherokee Park and caused considerable damage in several of the Highlands' neighborhoods, also created strong community organization. Downzoning has limited inappropriate multi-family development and a vital commercial/residential consortium was created to tend to the needs of both.

The Highlands Historic District presents investors with choices unavailable in other districts, for it contains both commercial and residential opportunities in a wide range of architectural types.